

AGENDA  
ORDER OF BUSINESS

**1. ROLL CALL**

**Commissioner Paim absent. All other Commissioners present.**

**2. CONSENT CALENDAR**

The Commission will take action on the consent calendar in one motion. If you want to speak on a consent calendar item, or want action other than that indicated, please make your request at this time.

- a. Approval of the February 6, 2002 Synopsis

**The Historic Landmarks Commission unanimously voted to adopt the February synopsis with the following changes: Page 3, Item 6b Commissioner Dunning will serve as a member and not an alternate; Page 5 recent landmark designation at 1645 Randol, not Randall (6-0-1 Paim absent).**

**3. ORAL PETITIONS**

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

**4. PUBLIC HEARINGS**

- a. HP01-04-004. Historic Preservation Permit for a project located at north side of Bassett Street, approximately 800 feet west of Terraine Street on a 0.11-gross-acre site in the IP Industrial Park Zoning District for seismic upgrades and exterior changes to the John Stock and Son Warehouse (City Landmark No: HL 92-68). Exterior changes include a tension band, new entry door, and new windows. (Charles Hackett, Owner; Stephen Arnold, Applicant) Council District 3. CEQA: Exempt.

**Ms. Damkroger provided a summary of the project and noted that the building was National Register eligible, California Register eligible and a City Landmark. Steve Arnold, the engineer for the project met with the Historic Landmarks Commission's Design Review Subcommittee on February 27, 2002. He presented drawings of a steel tension band on the exterior masonry walls bolted to the roof and floor joists. The Subcommittee recommended that the applicant provide more information regarding options for reinforcing the masonry without using the tension band solution.**

The engineer presented drawings of the through-bolts with a steel tension band and alternatively with individual steel washers, enlarged section and elevation details of the through-bolt, and material samples of the bolts, washers and band. The band would be approximately four inches wide and one-half of an inch thick, attached to the outside of the building through the roof and floor joists. Commissioner Dunning confirmed that the brick would not be painted as indicated in one of the enlarged detail drawings. The applicant confirmed that it would not. Dunning noted that the tension band was not level. Mr. Arnold responded that the band is bolted to the roof joists, which follow the sloped line of the roof.

Mr. Arnold stated that the door openings would be recessed as pursuant to the request of the Design Review subcommittee and that the tension bands would be painted to better blend with the brick.

No one spoke in support of or in opposition to the proposal.

Commissioner Sciara commented that in order to consider alternatives, structural calculations would have to be submitted. She noted further that the Building Department would have to approve the calculations. Commissioner Wachtel stated that she has heard from an architect that there are possible alternatives. Sciara noted that if the applicant used the State Historic Building Code, the requirements may be less stringent. Courtney Damkroger suggested staff and the applicant work with the Building Division on the use of the State Historic Building Code, and potential alternatives to the tension bands. The applicant and the engineer responded that they preferred the look of the band to the use of rods and washers.

Judi Henderson asked if the applicant could sight a precedent of the use of such a band on a masonry building in the city. He answered that a 12-14 inch wide band was installed on a San Pedro Street building. Commissioner Youmans asked whether the cut-outs on the north elevation were existing. The engineer answered that they were existing and that they were proposed to be filled using glass block.

Commissioner Sciara stated that the band ran through the faded historic signage on the building. The applicant replied that the intention was to paint the band to match the sign.

Commissioner Polcyn voiced his aesthetic concern that if bolts and washers were used they would be uneven and appear erratic. The band however is not level and runs through some architectural features of the building. He stated that the Commission needed more information about the integrity of the structure and an alternative analysis from the Building Division.

**Commissioner Dunning moved to require the applicant to work with the Historic Preservation and Building Division staff to determine: a) if the washers and band are the only alternatives, or if there are others b) if use of the State Historic Building Code would reduce the requirements and c) if a less intrusive solution is possible, that it be developed before returning to the Historic Landmarks Commission. The applicant asked what the Commission was looking for. Commissioner Dunning responded that the Commission was look for a reduction in the visual impact on the exterior architectural features. The Commission unanimously voted to recommend approval of the motion (6-0-1 Paim absent).**

## **5. REFERRALS TO THE COMMISSION**

None.

## **6. GENERAL BUSINESS**

- a. Nomination of the Arthur Monroe Free House (66 S. 14<sup>th</sup> Street) as a City Landmark

**Ms. Damkroger introduced the project. Steven Polcyn asked how the house was determined to be eligible for the National Register and the California Register? The commission responded that it was eligible because of the association with Free.**

**Commissioner Dunning made a motion to recommend to the City Council to initiate proceedings to designate the Arthur Monroe Free House it as a City Landmark. Sciara seconded the motion. The Commission unanimously voted in favor of the motion (6-0-1 Paim absent).**

**It was noted that the house needs maintenance. Ms. Damkroger suggested that a Mills Act Contract could be encouraged.**

## **7. GOOD AND WELFARE**

- a. Report from the Redevelopment Agency
  - Downtown Historic Commercial District Design Guidelines

**Ms. Mellon reported that the RDA had not received any revisions from the consultant**

- Century Center Redevelopment Area Plan and Mixed Use EIR

**Ms. Mellon reported that the Plan and EIR are still under production**

- History Walk sign for Germania Building

**Ms. Mellon reported that the sign will be installed in April.**

- San Jose History Museum Update

**Ms. Mellon reported that the feasibility study was done, but had not been submitted to the RDA. Once it has been submitted, she will forward a copy to Ms. Damkroger.**

- Diridon/Arena Strategic Development Plan

**Ms. Mellon reported that the first public meeting on the Plan will be held on April 15, 2002 from 5:30 to 7:30 p.m. in the Fire Training Station located at 255 S. Montgomery.**

- SoFA Strategic Development Plan

**Ms. Mellon reported that a meeting will be held on March 12, 2002 from 5:30 p.m. to 7:30 p.m. in the Sainte Claire Hotel.**

- Montgomery Hotel update

**Ms. Mellon reported that she would forward the RDA project manager's email message about the project status to preservation planning staff.**

b. Report from the Secretary

- Downtown Commercial Historic District Nomination

**Ms. Damkroger reported that staff is working on the Downtown Historic District Nomination material, but that with staff changes development of a nomination will take some time**

- HLC vacancies

**Ms. Damkroger reported that staff has received nine or ten applications and that the filing date closed on February 28, 2002.**

- Marks Hot Dogs

**Ms. Damkroger reported that Public Works is working with the VTA and Planning Staff to resolve the storm drain issue. She will report back in April on the status.**

- Secretary of the Interior's Standards Training

**Ms. Damkroger reported that a tentative June study session has been planned with Michael Crowe from the National Park Service.**

- 1818 The Alameda nomination  
**Ms. Damkroger reported that she has not received a response from the owner to date. She will aim for an April HLC hearing date.**
- 700 Forms  
**Ms. Damkroger reminded the Commission that the Form 700 is due to the City Clerk's Office by April.**

c. Report from the Subcommittees

- Historic Preservation Guidelines Process
- Standard permit language for Historical Archeology  
**Susie Pineda will continue to work on this project and will be in touch with the committee shortly. Ms. Pineda will aim to have the project completed by June when Commissioner Dunning's term is concluded.**
- St. James Park  
**Commissioner Emeritus Henderson suggested a study session with RDA to talk about the playground project and the Master Plan. Gloria Sciara suggested the use of full-scale models to better understand the impacts on future projects.**
- Survey Committee  
**Ms. Damkroger suggested a meeting of the committee and committed to arrange a time with committee members. HLC members of the committee are Commissioners Polcyn, Wachtel and Dunning.**

d. Written Petitions and Communications

- Commissioner Emeritus Douglas recommended attending the California Preservation Foundation Conference on May 2-5, 2002, and asked whether funding was available for fees. Ms. Damkroger agreed to investigate.
- PAC SJ board member Ellen Garboske announced that PAC SJ is sponsoring a walking tour of Naglee Park on May 11, 2002 for the opening of Preservation Week.

## 8. ADJOURNMENT

C: Dolores Mellon, RDA  
Akoni Daniels, PBCE  
John Davidson, PBCE  
Susan Pineda, PBCE